



FOR SALE

2401 BLOOR ST W, TORONTO

\$499,000

\$17,074 Gross Rent

2,100 Sq Ft

Licensed Restaurant

READY FOR SECONDS?

Call me to discuss this listing today.

A DARK HORSE

Bloor West Village's own A Dark Horse has been serving pints and pub fare for over 26 years. A Dark Horse features a large, shady tree lined patio, and its classic/trendy decor stands out in one of Toronto's high rated neighborhoods. A 2,100 sqft layout, great bar, full kitchen with 12 ft hood, 3 walk-ins, new beer lines with beer gas machine. Big Liquor license 88 inside and 112 outside with no restrictions.

A Dark Horse also features: 2 Commercial HVAC Roof Top Units, 1 was replaced within the last 3 yrs; new HVAC Unit for basement was installed 2023; new Fire Suppression System for the kitchen was installed 2023; new patio railing installed 2023; new hot water tank was installed 2018-2019; and all kitchen equipment replaced within the last 1-5yrs.

An application to the committee of adjustment for a rear patio in the parking area is ongoing, including architect drawings and preparations paid up to 50% of this process (approx. \$15,000). Please do not go directly or speak to staff or ownership.



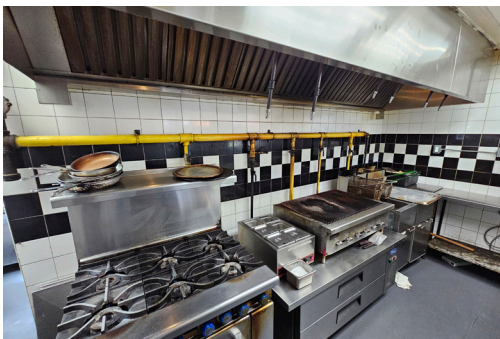
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OTHER LOCATIONS:



MEZA RESTO BAR

- Gorgeous licensed restaurant with patio
- 2,400 Sq Ft
- \$7,522 Gross Rent
- Licensed for 96 + 30 patio



PIZZA E PAZZI

- Licensed Restaurant & Pizzeria
- 1,800 Sq Ft
- \$4,070 Gross Rent
- Licensed for 65 + 25 Patio



ANNEX

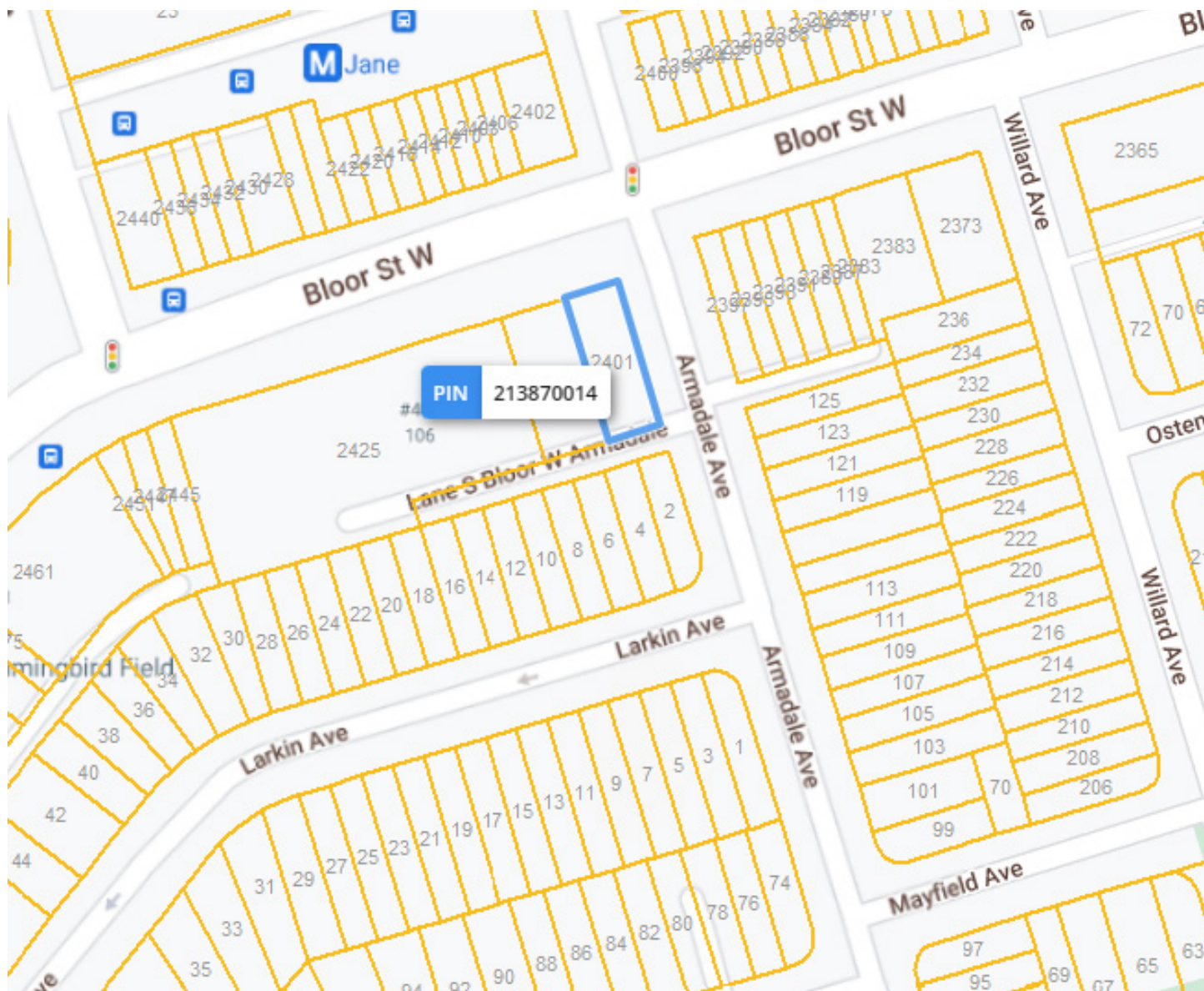
- Beautiful licensed restaurant in Toronto
- 2,355 Sq Ft
- \$60 Net Rent
- Licensed for 64 + 120 Patio



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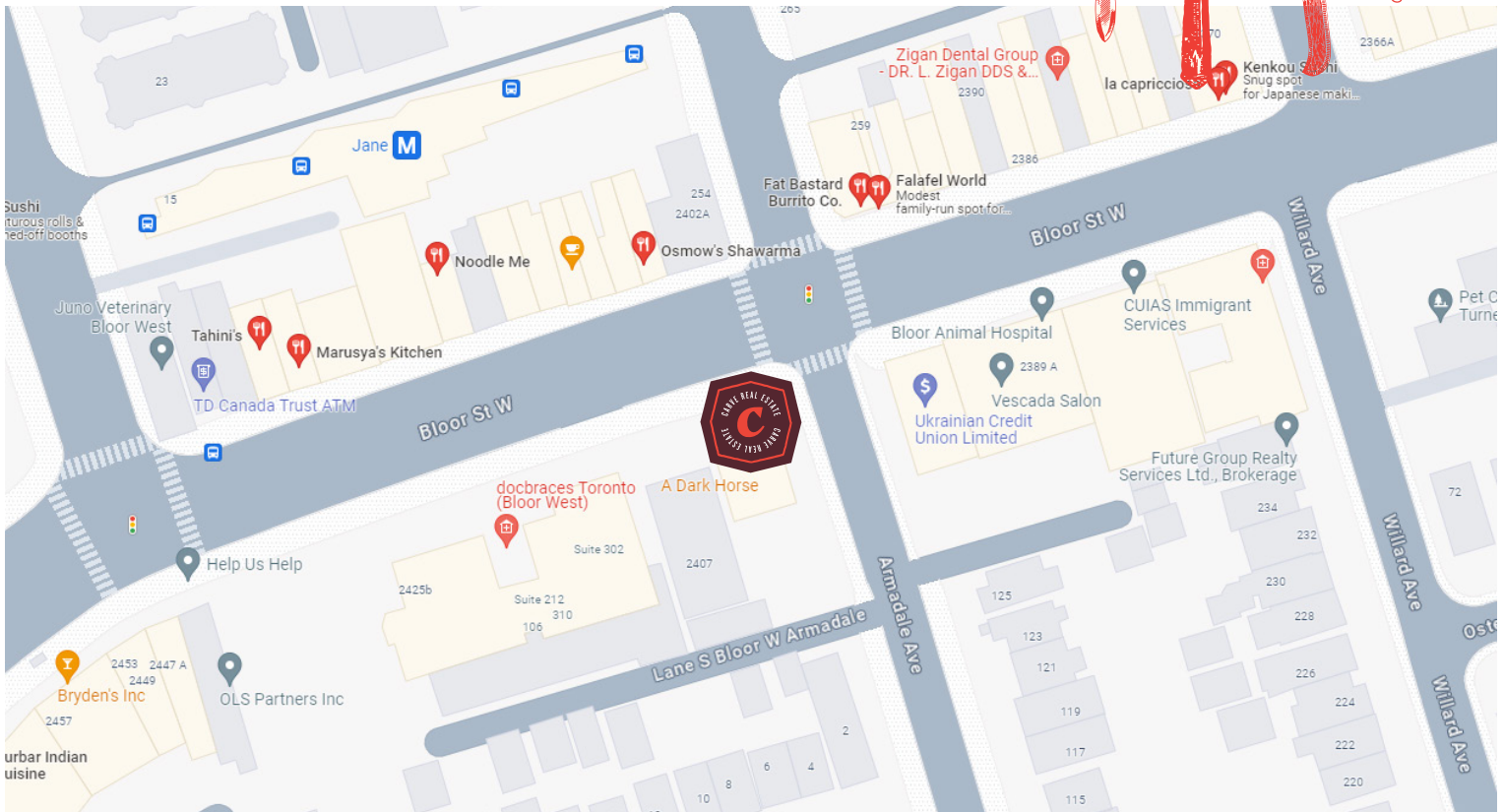


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BUILDING DETAILS

Bloor West Village is one of Toronto's premier neighbourhoods. There is a ton of foot traffic and summer months especially are always lively. The communities in the surrounding areas are very affluent with disposable income.

It is also home to a number of great restaurants and other businesses making it a food destination. The subway runs directly under Bloor and there are lots of parking options with a large municipal Green P nearby and a private lot directly behind the restaurant with 8 spaces.

Property Details: This unit is in excellent shape and many of the leaseholds and systems have been upgraded over the years.

The front of house is lovely with a great pub feel and tons of upgrades.

LOT SIZE

Frontage:

41.65 ft along Bloor St W

Depth:

Approximately 115.00 ft

Dimensions:

41.72 ft x 115.16 ft x 41.91 ft x 115.16 ft

Size:

4,811.46 ft² (0.110 ac)



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